

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

June 26, 2023

6:00 PM

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for April 17, 2023

Approval of the Findings of Fact for April 17, 2023

Public Hearings

12836 - Keith Shellhamer

seeks variances from the front yard setback requirement for existing structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Hickory Manor Road approximately 382 ft. from Vines Creek Road. 911 Address: 31650 Hickory Manor Road, Frankford. Zoning District: AR-1. Tax Parcel: 134-11.00-21.02

12837 - David C. Eppes

seeks variances from the corner front and rear yard setback requirements for a proposed swimming pool and the maximum fence height requirement in a front yard for a proposed fence (Sections 115-34, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Collins Avenue on the corner of Mary Avenue within the Indian Beach Surf Club Subdivision. 911 Address: 34 Collins Avenue, Dewey Beach. Zoning District: MR. Tax Map: 334-23.06-63.00

12838 - Joseph Burr and Monica Ogle

seek a special use exception to operate a commercial dog kennel (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the south side of Pit Road approximately 1,376 feet southeast of Old Meadow Road. 911 Address: 10980 Pit Road, Seaford. Zoning District: AR-1. Tax Parcel: 231-12.00-112.00

12839 - Karen L. Mensonides and Barbara Blades

seek variances from the lot width and lot area requirements for proposed lots (Sections 115-82 of the Sussex County Zoning Code). The property is located on the north side of Lighthouse Road approximately 125 feet east of Willow Lane. 911 Address: 37543 Lighthouse Road, Fenwick Island. Zoning District: C-1. Tax Parcel: 134-23.20-58.00

12840 - Terry L. and Lora L. Lowery

seek variances from the front yard setback requirements for an existing structure (Sections 115-34, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the corner of Lake Shore Drive and Lakewood Drive within the Lochwood Subdivision. 911 Address: 14 Lakeshore Drive, Lewes. Zoning District: MR. Tax Parcel: 234-11.00-186.00

12841 - Tammy and James Compton

seek variances from the side yard setback requirements for a proposed structure (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the northwest side of Jordan Avenue within the Morning Side Village II Subdivision. 911 Address: 11220 Jordan Avenue, Bridgeville. Zoning District: AR-1. Tax Parcel: 430-19.00-284.00

Additional Business

Discussion Regarding Telephonic Participation

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 16, 2023, at 4:30 p.m. and at least seven (7) days in advance of the meeting.

The Agenda was prepared by the Director of Planning and Zoning and is subject to change to include the additional or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountye.gov/council-chamber-broadcast>

The County is required to provide a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302 394 5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items under public hearings on this agenda.

The Board of Adjustment meeting materials, including the “packet” are electronically accessible on the County’s website at: <https://sussexcountye.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, June 22, 2023.

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